

018.0

0004

0013.0

Map

Block

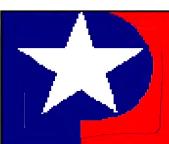
Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,075,100 / 1,075,100  
 USE VALUE: 1,075,100 / 1,075,100  
 ASSESSED: 1,075,100 / 1,075,100



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		PRINCETON RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: O'BRIEN DENIS M & PATRICIA	
Owner 2:	
Owner 3:	

Street 1: 54 PRINCETON RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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## PREVIOUS OWNER

Owner 1: O'BRIEN BARBARA A -	
Owner 2: -	

Street 1: 54 PRINCETON RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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## NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 3108 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	85.	1.05	2									499,291						499,300	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5580.000	575,800		499,300	1,075,100		12792
							GIS Ref
							GIS Ref
							Insp Date
							04/10/09

## USER DEFINED

Prior Id # 1: 12792
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	575,800	0	5,580.	499,300	1,075,100		Year end	12/23/2021
2021	101	FV	558,600	0	5,580.	499,300	1,057,900		Year End Roll	12/10/2020
2020	101	FV	558,700	0	5,580.	499,300	1,058,000	1,058,000	Year End Roll	12/18/2019
2019	101	FV	268,100	0	5,580.	646,100	914,200	914,200	Year End Roll	1/3/2019
2018	101	FV	254,700	0	5,580.	411,200	665,900	665,900	Year End Roll	12/20/2017
2017	101	FV	209,200	0	5,580.	375,900	585,100	585,100	Year End Roll	1/3/2017
2016	101	FV	209,200	0	5,580.	305,400	514,600	514,600	Year End	1/4/2016
2015	101	FV	196,400	0	5,580.	305,400	501,800	501,800	Year End Roll	12/11/2014

## Parcel ID

018.0-0004-0013.0

!1527!

## PRINT

Date	Time
12/29/21	20:07:40

## LAST REV

Date	Time
10/22/19	09:34:09

## ASR Map:

Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:

## CivilDistrict:

Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN BARBARA	1515-22		9/6/2017	Family	500,000	No	No		
	852-94		1/1/1901	Family		No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
12/14/2016	1538	Heat App	12,000	C				HVAC		6/25/2018	Permit Visit	DGM	D Mann
4/26/2016	509	Addition	160,000	O				2nd Fl addition		3/30/2017	Permit Visit	DGM	D Mann

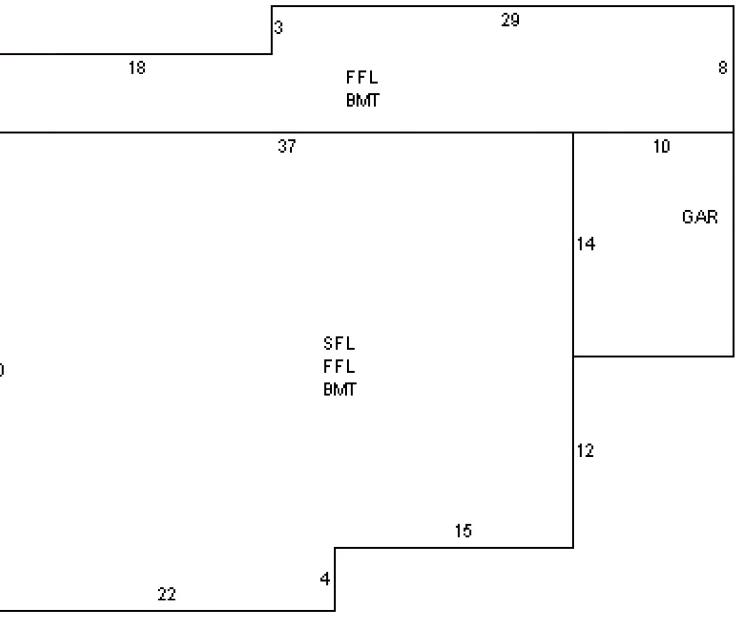
## ACTIVITY INFORMATION

2/21/2017	Permit Visit	DGM	D Mann
4/10/2009	Meas/Inspect	163	PATRIOT
11/3/2000	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	Colonial			Full Bath: 2	Rating: Very Good												
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir: k	- Kelwyn Manor			Fpl: 1	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: B	- Good			<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1940	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdict: G19		Fact: .		Floor:				Totals	RMS: 6	BRs: 2	Baths: 2	HB: 1					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: GD	- Good	18. %											
Prim Int Wal 2	- Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T	- Typical			Special:		%											
Prim Floors: 3	- Hardwood			Override:		%											
Sec Floors:		%		Total:	18.6	%											
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ:	130.00												
Bsmnt Gar:				Size Adj.: 1.08352602													
Electric: 3	- Typical			Const Adj.: 0.98990101													
Insulation: 2	- Typical			Adj \$ / SQ: 139.436													
Int vs Ext: S				Other Features: 113590													
Heat Fuel: 1	- Oil			Grade Factor: 1.33													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 707428													
% Com Wal		% Sprinkled		Depreciation: 131582													
				Depreciated Total: 575847													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 018.0-0004-0013.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,372	55,430	76,044	BMT	100	RRM	50	C	
FFL	First Floor	1,372	139,440	191,306						
SFL	Second Floor	1,050	139,440	146,408						
GAR	Garage	140	32,530	4,554						

**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
	Net Sketched Area:	3,934		Total:						
Size Ad	2422	Gross Area	7406	FinArea	3108					

**IMAGE**



**AssessPro** Patriot Properties, Inc